

Tanggal Penutupan :	28-Feb-2018
Tanggal Jatuh Tempo Final :	07-May-2029
Tanggal Pembayaran Paling Akhir :	n.a
Tanggal Pembayaran berikutnya :	27-Dec-2018
Periode Pelaporan :	01-Sep-2018 s.d. 30-Sep-2018

	Kode Efek	Rating	Nominal (Rp)		Kupon
			Penerbitan	Akhir Periode	
Kelas A1	SMFBTN04	idAAA	700,000,000,000	531,779,000,782	8.00%
Kelas A2	SMFBTN04	idAAA	1,124,000,000,000	1,081,944,750,196	8.40%

**INFORMASI MENGENAI EFEK**

	Kelas A1		Kelas A2	
	Per satuan	Total	Per satuan	Total
Nominal Penerbitan (Rp)	5,000,000	700,000,000,000	5,000,000	1,124,000,000,000
Jumlah Unit		140,000		224,800
Jumlah Pemegang EBA-SP		3		12
Saldo awal periode (Rp)		700,000,000,000		1,124,000,000,000
Pembayaran Kupon		27,051,098,354		48,962,288,249
Pembayaran Pokok		168,220,999,218		42,055,249,804
Saldo Akhir Periode (Rp)		531,779,000,782		1,081,944,750,196

**Sarana Peningkatan Kredit (Credit Enhancement)**

Kelas	Nominal (Rp)	Persentase
Kelas A1	531,779,000,782	29.71%
Kelas A2	1,081,944,750,196	60.45%
Kelas B	176,000,000,000	9.83%
Total EBA	1,789,723,750,978	100.00%
Rekening Cadangan	33,065,036,812	0.00%
Servicer Transition Fund (STF)	583,727,696	

**Rekening Cadangan (Reserve Account)**

	Nominal (Rp)
Saldo Rekening Cadangan	30,964,599,207
Ambang Maksimum Rekening Cadangan	32,686,973,066

**INFORMASI MENGENAI ASET DASAR**

	Periode 2 Bulan lalu	Periode Bulan lalu	Periode Saat ini
Jumlah Rekening KPR <i>outstanding</i> dalam Pool	17,951	17,802	17,673
Nominal tagihan KPR dalam Pool (Rp)	1,823,238,027,054	1,789,723,750,978	1,757,741,974,224
Penerimaan angsuran pokok (Rp)	35,270,245,692	33,514,276,076	31,981,776,754
Penerimaan bunga dan denda (Rp)	21,918,133,333	21,014,741,101	20,683,164,395

**Kolektibilitas Tagihan KPR dalam Pool**

Hari Keterlambatan	Jumlah Debitur	Persentase	Saldo KPR (Rp)	Persentase
0 (LANCAR)	15,458	87.47%	1,546,362,081,787	87.97%
1 - 30	1,377	7.79%	129,457,304,693	7.36%
31 - 60	399	2.26%	38,367,504,995	2.18%
61 - 90	178	1.01%	18,319,211,364	1.04%
91-120	99	0.56%	9,117,862,953	0.52%
121 - 180	112	0.63%	10,937,141,846	0.62%
≥ 181	50	0.28%	5,180,866,586	0.29%
<b>Totals</b>	<b>17,673</b>	<b>100.00%</b>	<b>1,757,741,974,224</b>	<b>100.00%</b>

**Stratifikasi Tagihan KPR berdasarkan Jangka Waktu Tersisa**

Jangka Waktu Tersisa	Saldo KPR (Rp)	%	Jumlah Debitur	%
RTM < 2 Tahun	34,190,738,056	1.95%	885	5.01%
2 ≤ RTM < 3 Tahun	44,092,759,502	2.51%	678	3.84%
3 ≤ RTM < 4 Tahun	78,890,627,522	4.49%	1,107	6.26%
4 ≤ RTM < 5 Tahun	198,462,152,536	11.29%	2,633	14.90%
RTM ≥ 5 Tahun	1,402,105,696,608	79.77%	12,370	69.99%
	<b>1,757,741,974,224</b>	<b>100.00%</b>	<b>17,673</b>	<b>100.00%</b>
Rata-rata Tertimbang Jangka Waktu Tersisa (tahun)		6.57		

**Stratifikasi Tagihan KPR berdasarkan Suku Bunga**

Suku Bunga	Saldo KPR (Rp)	%	Jumlah Debitur	%
SukuBunga < 12,00%	2,371,274,780	0.13%	14	0.08%
12,00% ≤ SukuBunga < 13,00%	251,979,403,152	14.34%	1,996	11.29%
13,00% ≤ SukuBunga < 14,00%	1,446,833,035,355	82.31%	15,036	85.08%
14,00% ≤ SukuBunga < 15,00%	56,105,497,760	3.19%	615	3.48%
SukuBunga ≥ 15,00%	452,763,177	0.03%	12	0.07%
	<b>1,757,741,974,224</b>	<b>100.00%</b>	<b>17,673</b>	<b>100.00%</b>

Rata-rata Tertimbang Suku Bunga KPR	13.43%
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**PROYEKSI ARUS KAS**
**Proyeksi Amortisasi Tagihan KPR dalam Pool**

Bulan	Saldo Awal (Rp)	Amortisasi (Rp)	Saldo Akhir (Rp)
Oct-18	1,757,741,974,224	18,086,288,363	1,739,655,685,861
Nov-18	1,739,655,685,861	18,266,733,623	1,721,388,952,238
Dec-18	1,721,388,952,238	18,420,770,323	1,702,968,181,915
Jan-19	1,702,968,181,915	18,579,931,333	1,684,388,250,582
Feb-19	1,684,388,250,582	18,783,618,183	1,665,604,632,398
Mar-19	1,665,604,632,398	18,889,344,863	1,646,715,287,535
Apr-19	1,646,715,287,535	18,969,387,595	1,627,745,899,940
May-19	1,627,745,899,940	19,138,718,566	1,608,607,181,374
Jun-19	1,608,607,181,374	19,185,173,400	1,589,422,007,974
Jul-19	1,589,422,007,974	19,297,846,413	1,570,124,161,562
Aug-19	1,570,124,161,562	19,424,795,002	1,550,699,366,560
Sep-19	1,550,699,366,560	19,529,593,909	1,531,169,772,651

**Proyeksi Amortisasi EBA-SP Kelas A1**

Bulan	Saldo Awal (Rp)	Amortisasi (Rp)	Saldo Akhir (Rp)
Dec-18	531,779,000,782	54,667,838,992	477,111,161,790
Mar-19	477,111,161,790	44,627,455,872	432,483,705,918
Jun-19	432,483,705,918	45,597,960,819	386,885,745,099
Sep-19	386,885,745,099	46,326,251,852	340,559,493,247

**Proyeksi Amortisasi EBA-SP Kelas A2**

Bulan	Saldo Awal (Rp)	Amortisasi (Rp)	Saldo Akhir (Rp)
Dec-18	1,081,944,750,196	13,666,959,748	1,068,277,790,448
Mar-19	1,068,277,790,448	11,156,863,968	1,057,120,926,480
Jun-19	1,057,120,926,480	11,399,490,205	1,045,721,436,275
Sep-19	1,045,721,436,275	11,581,562,963	1,034,139,873,312

**Disclaimer :**

Proyeksi amortisasi di atas dibuat berdasarkan dengan asumsi tidak ada pelunasan dipercepat, keterlambatan pembayaran dan gagal bayar. Oleh karena itu, proyeksi amortisasi

Jakarta, 10 Oktober 2018

**Penerbit,**

**PT Sarana Multigriya Finansial (Persero)**